

031.0

0005

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

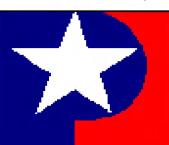
904,400 / 904,400

USE VALUE:

904,400 / 904,400

ASSESSED:

904,400 / 904,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22-24		FOSTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SERRA STEVEN J ETAL/ TRS - #22	
Owner 2: NIYAZI MOHSIN ETAL- #24	
Owner 3:	
Street 1: 22-24 FOSTER ST	
Street 2: CONDO CONVERSION	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	Unit #:
Owner 1: WILKINS JAMES L / LIFE ESTATE -	
Owner 2: -	
Street 1: 24 FOSTER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

SALES INFORMATION	TAX DISTRICT	Parcel ID
		031.0-0005-0014.0

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)	Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1										454,802						454,800	

Total AC/HA: 0.11364

Total SF/SM: 4950

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 454,802

Spl Credit

Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:																		
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									10									
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									32									
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:									44											
Roof Struct: 1 - Gable	<b>OTHER FEATURES</b>			Kits: 2	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 2	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:				Other														
Color: GREY				Frl:	Rating:				Upper														
View / Desir:				WSFlue:	Rating:				Lvl 2														
<b>GENERAL INFORMATION</b>									Lvl 1														
Grade: C - Average									Lower														
Year Blt: 1923	Eff Yr Blt:								Totals	RMS: 10	BRs: 4	Baths: 2	HB										
Alt LUC:	Alt %:																						
Jurisdct:	Fact: .																						
Const Mod:																							
Lump Sum Adj:																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Functional:				Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Economic:				Interior:	2	5	2												
Sec Int Wall:				Special:				Additions:															
Partition: T - Typical				Override:				Kitchen:															
Prim Floors: 3 - Hardwood				Total:	31	%		Baths:															
Sec Floors:								Plumbing:															
Bsmnt Flr: 12 - Concrete								Electric:															
Subfloor:								Heating:															
Bsmnt Gar:								General:															
Electric: 3 - Typical								Total:	2	10	4												
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 1 - Oil																							
Heat Type: 5 - Steam																							
# Heat Sys: 2																							
% Heated: 100		% AC:																					
Solar HW: NO		Central Vac:	NO																				
% Com Wall		% Sprinkled:																					
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 031.0-0005-0014.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
3	Garage	D	Y	1 19X20	A	AV	1923		21.58	T	40	104			4,900			4,900					
More: N	Total Yard Items:	4,900		Total Special Features:			Total:	4,900															